THIS INSTRUMENT PREPARED BY:

C. Patterson Cron
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel: 53-16-23.00

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated January 11, 1999, executed by Jeremy Forsyth, unmarried, and recorded in Book 11292, Page 219, Register's Office for Davidson County, Tennessee, the herein described property was conveyed to C. PATTERSON CRON, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, PHYLLIS A. ROBINSON; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 11292, Page 219, Register's Office for Davidson County, Tennessee, and PHYLLIS A. ROBINSON being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested C. PATTERSON CRON, Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, C. PATTERSON CRON, Trustee, did give more that twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on August 12, August 19 and August 26, 1999, stating that on the 2nd day of September, 1999, at 11:00 a.m. at the door of the Davidson County Courthouse in Nashville, Tennessee, said property herein after described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (September 2, 1999), said C. PATTERSON CRON, Trustee, offered said property for sale at public outcry and sold said property to PHYLLIS A. ROBINSON for FIFTY THOUSAND Dollars ($ 50,000.00) which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

NOW, THEREFORE, I, C. PATTERSON CRON, Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to said PHYLLIS A. ROBINSON her heirs and assigns, as Grantee, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Green Heights, of record in Book 1835 at page 112, Register's Office for said County.

Said Lot No. 8 fronts 70 feet on the southerly margin of Ray Avenue and extends back 184.4 feet on the easterly line and 190 fee on the westerly line to a dead line in the rear measuring 94.3 feet thereon.

Being the same property conveyed to Jeremy Forsyth, unmarried, by deed from Phyllis A. Robinson, of record in Book 112921, page 216, Register's Office for Davidson County, Tennessee.

09/20 01 02CHECK 196.00

This property is known as 130 Ray Avenue, Old Hickory, Tennessee 37138.

The said C. PATTERSON CRON, Trustee, does hereby sell this property as Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 2nd day of September, 1999.

C. Patterson Cron
C. PATTERSON CRON, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, C. PATTERSON CRON, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of September, 1999.

Carla M. Lee
NOTARY PUBLIC

My Commission Expires: 2-9-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Phyllis Robinson
AFFIANT

Sworn to and subscribed before me on this the 2nd day of September, 1999.

Charles A. Cron
NOTARY PUBLIC

My Commission Expires: March 29, 2003

NEW OWNER

Mrs. Phyllis A. Robinson
508 Comet Court
Murfreesboro, TN 37127

SEND TAX BILL TO:

SAME AS NEW OWNER

0637141

99 SEP 20 AM 9:05

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

06371411

REFERENCE

SS SEP 20 PM 9:05

BOOK 11667 PAGE 38

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

09/20/99 01 09:09 0001 9842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517795